

Lincoln Avenue SSA #35-2015
Commission Meeting Minutes
July 13, 2017 9:00 a.m.
Victory Gardens Theater, 2433 N. Lincoln Ave.

Commissioners Present: Kenneth Dotson, Mark Davis, Edda Coscioni

Commissioners Absent: Ben Hamm

LPCC Staff: Frank Kryzak, Kim Schilf, Bryan Biello

Public Forum: Allan Mellis, Denice Bocek

Alderman's Office: Joanna Zaidan

Call to Order

- I. Call to order by Dotson at 9:09 a.m.

Approval of Minutes

- II. Dotson asked for and received approval of the minutes from the May 18, 2017 meeting.

Motion to approve the May 18, 2017 meeting minutes. Motion seconded. Motion unanimously approved.

Public Forum

- I. Allan Mellis:
 - a. Provided a brief recap of the community meeting for the development that will be coming to the corner of Lincoln and Montana.
 - b. Shared some details from the recent North Branch community meeting, including the issue of open space.
 - c. Mentioned that he attended the North Lakeshore Drive Reconstruction planning meeting and they have some great ideas and have worked closely with the community.
- II. Alderman Michele Smith:
 - a. Explained that she thinks the SSA should keep an eye on the North Branch development to make sure the retail coming to that area doesn't draw people away from the Lincoln Avenue corridor.
 - b. She predicts that North Clybourn is going to become mixed use residential and she wants to make sure that Lincoln Avenue is still an attraction, so she asked the commissioners to play a part in that.
 - c. This year in Chicago is the Year of Public Art and the 43rd Ward has received some funds money to install and art project on Lincoln Avenue.
 - i. Alderman Smith would like to do a project that will activate the street.
 - ii. The artist is Annette Elliot and she focuses on light projection art. She is known to beautify under-utilized areas.
 - iii. The budget for the project is roughly \$10,000.
 - iv. Alderman Smith will establish a committee to determine the exact art piece that will be displayed and where it will be located. She would like some members of the SSA to be on the committee.

Reports

- I. Financial (Schilf)
 - a. We've received 49.7% of the tax levy so far this year. We'll receive the second half in the fall.

- b. We haven't spent a lot of money quite yet, because the Lincoln Avenue Corridor Plan has not been completed yet.

Action Items

II. 2018 Budget and Work Plan Approval

- a. The final budget being presented is very similar to the draft budget presented in May. Kryzak noted any changes as he went through the 2018 budget.
 - i. The budget was able to be adjusted to stay under the maximum 5% levy increase. The levy increase will only be 4.99% and means no public meeting is needed.
 - ii. Alderman Smith asked if there will be funds in 2018 to have an event around the public art installation her office is working on.
 - 1. Schilf confirmed that there are funds for 2018 to host an event.
 - iii. Alderman Smith asked if Mcaffery and DePaul are engaged in the Corridor Plan process.
 - 1. Schilf and Bocek confirmed that they are.

Motion to approve the 2018 budget and work plan for Lincoln Avenue SSA #35-2015. Motion seconded. Motion unanimously approved.

III. 2018 Sole Service Provider Approval

- a. The Lincoln Park Chamber of Commerce is currently the sole service provider for SSA #35. The committee had no further questions prior to the motion.

Motion to approve the Lincoln Park Chamber of Commerce as the 2018 sole service provide for Lincoln Avenue SSA #35-2015. Motion seconded. Motion unanimously approved.

New Business

IV. Program Manager Report (Kryzak)

- a. Sidewalk Cleaning
 - i. Crews are out five times per week picking up litter and emptying trash bins.
 - ii. They also weed the tree grates and Coscioni commented that they are doing a good job.
- b. Landscaping
 - i. Hanging baskets have gone in, and most of them look pretty good this year.
- c. Façade Rebate Program
 - i. No applications have been received this year. We will continue to market this program to businesses and property owners.
- d. Security Rebate Program
 - i. No applications have been received this year. We will continue to market this program to businesses and property owners.
- e. Corridor Plan
 - i. A draft of the Corridor Plan has been received with recommendations and we had a meeting with the Lakota Group on Wednesday to have them tweak and add items that we would like to see in the plan.
 - ii. The plan will be shared with the steering committee when an updated draft is received next week

- iii. Davis asked what the draft plan was lacking and Kryzak mentioned that they are hoping to receive specific recommendations.
 - iv. Smith noted that she spoke with 7-Eleven's corporate office and that they would be very interested in hosting events in their public-way facing parking lot.
 - f. Commissioners
 - i. There are 3 vacant commissioner spots to fill, so commissioners should Let Kryzak know if they have any recommendations.
- V. Events and Marketing Report (Biello)
 - a. Next month we are going to begin developing a holiday event for the November/December time frame, which may include Santa in a central location, holiday carolers, and late-night shopping and dining.
 - b. Upcoming LPCC events:
 - i. Tech Tuesday: E-Blast Sent? Great! What Happens Now?
 - 1. Tuesday, July 18, 2:00 – 3:00 PM
 - 2. Register online for free.
 - ii. Art on Clark Opening Night Party
 - 1. Tuesday, July 18, 6:00 – 8:00 PM
 - 2. Check-in at Gaslight Bar, 2450 N. Clark
 - iii. LPCC/Lakeview/Roscoe Village Joint Networking Event
 - 1. Wednesday, July 26, 5:30-7:30pm
 - 2. Xavier Apartments (Rooftop), 625 W Division
 - iv. Coffee Connection at TeaGschwender
 - c. Mellis suggested thinking about creating a coupon or discount book program that could be developed into an app.
- VI. Economic Development Report
 - a. Items of note:
 - i. Recently closed:
 - 1. Two Birds One Stone (2476 N. Lincoln)
 - ii. Developments:
 - 1. The McCaffery/Hines Lincoln Common development just started construction.
 - 2. The Elevate development is progressing nicely.
 - 3. Demolition for the development at Lincoln and Montana has started and construction will begin soon after.
 - 4. Coscioni noted that Webster Square has been receiving some complaints by tenants about the building management and asked to keep an ear out about any management issues or concerns.
 - 5. Some of the commissioners were curious about the vacant Mrs. Green space and Alderman Smith is not sure of any leasing details as of now.
 - 6. Mellis heard that Sam Sanchez may go back into the John Barleycorn space, but nothing is confirmed.
 - 7. It seems like a lot of vacant spaces are on hold until some of the construction on Lincoln is further along.
 - b. Vacancy report
 - i. Kryzak created a vacancy chart for the Lincoln Avenue SSA for the last five years per CoStar data.
 - ii. Per CBRE research, Chicagoland commercial vacancy is at 9.5% for Q1 2017.
 - iii. For Lincoln Avenue in Q1 of 2017 vacancy is 0.9% and the availability rate is 3.6%.

Adjournment

Motion to adjourn meeting. Motion seconded. Unanimously approved.

Meeting adjourned at 10:11 a.m.

Minutes respectfully submitted by Bryan Biello.